



Gaithersburg
A CHARACTER COUNTS! CITY

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MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION MARCH 22, 2006

Chair John Bauer called the meeting to order at 7:30 p.m. Present at the meeting were Interim Vice-Chair Lenny Levy, Commissioners Matthew Hopkins, Danny Winborne, and Lloyd Kaufman, City Attorney Cathy Borten, Planning and Code Administration Director Greg Ossont, Community Planning Director Trudy Schwarz, Planner Rob Robinson, and Recording Secretary Myriam Gonzalez. Chair Bauer announced that Lloyd Kaufman, who had been serving as an alternate member of the Planning Commission, was appointed as a regular member on March 20, 2006, and that Lenny Levy would continue to serve until his vacancy is filled.

I. APPROVAL OF MINUTES

March 8, 2006, Planning Commission Meeting

Interim Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE the Minutes of the, 2006, Planning Commission Meeting, as submitted this evening.

Vote: 4-0-1 (Abstained: Hopkins)

II. SITE PLAN

AFP-06-006 -- Food Lion C-2 Zone
883 Russell Avenue
Revisions to Building Elevations and Signage
AMENDMENT TO FINAL PLAN REVIEW

Planner Robinson located the site on an aerial photograph and provided background information regarding this store chain, noting it has designated the Russell Avenue store for their new upscale (Bloom Store) version. He indicated that the changes to this store require a plan amendment for sign changes, minor elevation revisions, and a new delivery ramp.

Architect for the applicant, Russ Cardoza, Cardoza Architects, Inc., presented the proposed site plan noting a new delivery ramp and minor site revisions. He also presented colored elevations reflecting changes in glass color and added doors, as well as new signage with a new logo. Regarding the signage, he indicated that two existing monument signs would be replaced with new text and logos. In response to Chair Bauer, Mr. Cardoza indicated which signs would be (internally) illuminated, noting they would have a diffusion film to reduce the light level. He ended by voicing the applicant's agreement to staff's recommended conditions.

There was no testimony from the public.

Mr. Robinson stated that the plan is in compliance with Zoning Ordinance §§ 24-170, 24-172, and 24-212, subject to the conditions that he listed. In response to Chair Bauer, Mr. Robinson noted that the proposed sign package is less than the square footage of existing overall signage, but the text of the front façade replacement sign is over the new 100-square foot

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limit required by the new Sign Ordinance. Mr. Robinson noted, however, the new Ordinance allows for such a sign, if approved by the Planning Commission. He voiced staff's support of the sign, as it replaces an existing sign that is in the same scale, it is the company's logo, and the total package is significantly below the allowed maximum signage.

Chair Bauer noted the new signage, as presented, is in proportion to the façade, it is less than the existing signage, and supports the intent of the new Sign Ordinance. The Commission concurred on an additional condition to reflect the approval of the new signage that includes a sign greater than 100 square feet, and moved as follows:

Interim Vice-Chair Levy moved, seconded by Commissioner Winborne, to grant AFP-06-006 - Food Lion, AMENDMENT TO FINAL PLAN APPROVAL, finding the plan in compliance with Zoning Ordinance §§ 24-170, 24-172, and 24-212, with the following conditions:

1. Applicant is to revise plans for the pinwheel logo signs on the Christopher Avenue and Russell Avenue elevations noting them to be non-illuminated and located on the site of the present Food Lion logo signs;
2. A note is to be added to the plan that the new vendor ramp is to be constructed to provide positive drainage; and
3. Sign Package, as presented, is hereby approved by the Planning Commission, allowing a sign greater than 100 square feet.

Vote: 5-0

III. FROM THE COMMISSION

Commissioner Kaufman

Thanked the Mayor and Council for his appointment as a regular member of the Planning Commission, noting that serving in the City has been a very rewarding experience.

Commissioner Hopkins

Requested staff to coordinate with the City Attorney to review recent court cases involving the use of imminent domain.

Interim Vice-Chair Levy

Thanked his fellow Commissioners, Mayor Katz, Councilman Schlichting, and several citizens for their support concerning his seat on the Planning Commission.

Commissioner Winborne

Reported that Kentlands Boulevard at its four-way intersection with the driveway between Main and Market Streets is becoming increasingly challenging and suggested conducting a traffic signal warrant study.

IV. FROM STAFF*Planning and Code Administration Director Ossont*

1. Announced the closing of the City Council's public hearing record on MP-2-04 (G.E. Tech Special Study Area) on April 20, 2006.
2. Referenced a previous Commission request for a second training workshop, noting that it would be conducted sometime this fall.
3. Announced that the Olde Towne Design Guidelines would be scheduled for the next regular Commission meeting agenda.

Community Planning Director Schwarz

Reviewed the schedule of upcoming meetings.

V. ADJOURNMENT

There being no further business to come before this session, the meeting was duly adjourned at 7:55 p.m.

Respectfully submitted,

M. Gonzalez
Recording Secretary